THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 11/03/01 08:54 4pgs
Fees:23.00 Taxes:370.00
20011103-0120240

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Ronald E. Williams, et ux 8336 Whites Creek Pk. Joelton, Tn. 37080	Same as New Owner	Map 18-07 Parcel 53.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, E. B. DENSON, JR., VIVIAN L. SPALDING FORD, PEGGY A. BRYANT, FRANCES D. NICHOLS, BOBBIE E. DENSON, SHARON K. CRARY, JULIA DENSON, TERRY LEE DENSON, JR., TIMOTHY W. DENSON, TROY L. DENSON, TONYA F. REEVES and TRACY M. BROWN, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto RONALD E. WILLIAMS and wife, DEBRA F. WILLIAMS, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Section III, Connell Estates, as of record in Book 3600, page 31, Register's Office for Davidson County, Tennessee.

SAID Lot No. 90 fronts 150 feet on the westerly side of Utley Drive and runs back 265 feet on the southerly line and 254.1 feet on the northerly line, to a line in the rear and measures 150.39 feet thereon.

Being the same property conveyed to Ermon B. Denson, Sr. and wife, Nettie M. Denson by deed of record in Book 4381, page 67, Register's Office for Davidson County, Tennessee. And, the said Ermon B. Denson, Sr., died intestate on August 5, 1981, at which time the property became vested in Nettie M. Denson, as surviving tenant by the entirety. The said Nettie M. Denson a/k/a Nettie Mae Denson died, testate, on June 23, 1996. The heirs at law of Nettie M. Denson, as well as the only beneficiaries under her Last Will and Testament at the time of her death were Virgil F. Lane, Peggy A. Bryant, Donald F. Denson, Bobbie E. Denson, E. B. Denson, Jr., Vivian L. Spalding, now Vivian L. Ford, Frances D. Nichols, Terry L. Denson and Alice Marie Batey. The said Virgil F. Lane died, intestate, on April 23, 2001, unmarried and without children. The said Donald F. Denson a/k/a Donald Francis Denson died, intestate, on May 9, 2000, unmarried and survived by his four children, namely: Timothy W. Denson, Troy L. Denson, Tonya F. Reeves and Tracy M. Brown. The said Terry L. Denson died, intestate, on April 9, 1999, survived by his wife, Julia Denson, and his only child, Terry L. Denson, Jr. The said Alice Marie Batey died, intestate, on October 8, 1987, survived by her only child, Sharon K. Crary. The real property as described hereinabove is now vested as follows: Peggy A. Bryant , a 4/32nds interest, Frances D. Nichols, a 4/32nds interest, Vivian L. Spalding Ford, a 4/32nds interest, E. B. Denson, Jr. a/k/a Ermon B. Denson, Jr., a 4/32nds interest, Bobbie E. Denson, a 4/32nds interest, Sharon K. Crary, a 4/32nds interest, Julia Denson, a 2/32nds interest, Terry Lee Denson, Jr., a 2/32nds interest, Timothy W.

Denson, a 1/32nds interest, Troy L. Denson, a 1/32nds interest, Tonya F. Reeves, a 1/32nds interest, and Tracy M. Brown, a 1/32nds interest.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The mailing address for the said property is 304 Utley Drive, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2001, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Any and all matters as they may appear on the plan of record in Book 3600, page 31, Register's Office for Davidson County, Tennessee.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

E. B. DENSON, JR. executes this Warranty Deed as Attorney-in-Fact for PEGGY A. BRYANT, under a Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

VIVIAN L. SPALDING FORD executes this Warranty Deed as Attorney-in-Fact for FRANCES D. NICHOLS, BOBBIE E. DENSON, SHARON K. CRARY, JULIA DENSON, TERRY LEE DENSON, JR., TIMOTHY W. DENSON, TROY L. DENSON, TONYA F. REEVES and TRACY M. BROWN, under Powers of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

E. B. DENSON, JR.

VIVIAN L. SPALDING FORD

PEGGY A. BRYANT
By: E. B. DENSON, JR., Attorney In Fact

"GRANTEES"

RONALD E. WILLIAMS

DEBRA F. WILLIAMS

Frances D. Nichols
by Vivian L. Spalding Ford
FRANCES D. NICHOLS
By: VIVIAN L. SPALDING FORD, Attorney In Fact

Bobbie E. Denson
by: Vivian L. Spalding Ford
BOBBIE E. DENSON
By: VIVIAN L. SPALDING FORD, Attorney In Fact

Sharon K. Crary
by: Vivian L. Spalding Ford
SHARON K. CRARY
By: VIVIAN L. SPALDING FORD, Attorney In Fact

Julia Denson
by: Vivian L. Spalding Ford
JULIA DENSON
By: VIVIAN L. SPALDING FORD, Attorney In Fact

Terry Lee Denson Jr.
by: Vivian L. Spalding Ford
TERRY LEE DENSON, JR.
By: VIVIAN L. SPALDING FORD, Attorney In Fact

Timothy W. Denson
by: Vivian L. Spalding Ford
TIMOTHY W. DENSON
By: VIVIAN L. SPALDING FORD, Attorney In Fact

Troy L. Denson
by: Vivian L. Spalding Ford
TROY L. DENSON
By: VIVIAN L. SPALDING FORD, Attorney In Fact

Tonya F. Reeves
by Vivian L. Spalding Ford
TONYA F. REEVES
By: VIVIAN L. SPALDING FORD, Attorney In Fact

Tracy M. Brown
by: Vivian L. Spalding Ford
TRACY M. BROWN
By: VIVIAN L. SPALDING FORD, Attorney In Fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E. B. DENSON, JR. and VIVIAN L. SPALDING FORD and RONALD E. WILLIAMS and wife, DEBRA F. WILLIAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 25th day of October, 2001.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

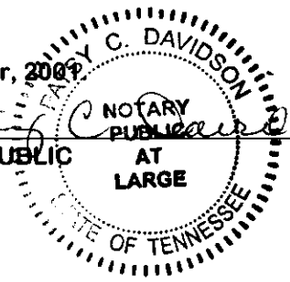
My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 25th day of October, 2001, before me, personally appeared E. B. DENSON, JR., to me known to be the person who executed the foregoing instrument on behalf of PEGGY A. BRYANT, and acknowledged that he executed the same as the free act and deed of the said PEGGY A. BRYANT.

WITNESS my hand, at office, this the 25th day of October, 2001.

NOTARY PUBLIC



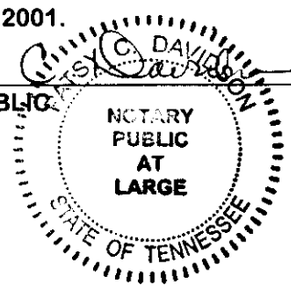
My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 25th day of October, 2001, before me, personally appeared VIVIAN L. SPALDING FORD, to me known to be the person who executed the foregoing instrument on behalf of FRANCES D. NICHOLS, BOBBIE E. DENSON, SHARON K. CRARY, JULIA DENSON, TERRY LEE DENSON, JR., TIMOTHY W. DENSON, TROY L. DENSON, TONYA F. REEVES and TRACY M. BROWN, and acknowledged that she executed the same as the free act and deed of the said FRANCES D. NICHOLS, BOBBIE E. DENSON, SHARON K. CRARY, JULIA DENSON, TERRY LEE DENSON, JR., TIMOTHY W. DENSON, TROY L. DENSON, TONYA F. REEVES and TRACY M. BROWN.

WITNESS my hand, at office, this the 25th day of October, 2001.

NOTARY PUBLIC



My Commission Expires December 6, 2001

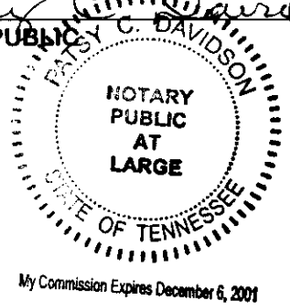
STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Sworn to and subscribed before me, this the 25th day of October, 2001.

NOTARY PUBLIC



My Commission Expires December 6, 2001